

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144463/FO/2025

Date registered valid: 7 November 2025

Proposal: Erection of second floor extension and rear dormer, including elevational alterations, to enable roof extensions above No's 5-6, 7 and 8, and creation of a one bedroom apartment to the new second floor of No.7, extend the existing pitched roof serving No.8 to abut the raised party wall forming the new apartment on the second floor of No.7, raising the existing pitched roof over No.5-6 to join the new pitched / flat roofs over No.7 and the conversion of the existing first floor of No.7 to a one bedroom apartment and self-contained office.

Address: 7 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ

Ward(s): Cheetham Ward

Applicant: Mr Abdullah Sherzad, R & A Properties

Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 21 November 2025

Standard consultations:

Printed: 18 November 2025 Expired: 9 December 2025

Neighbour notifications

Printed: 18 November 2025 Expired: 9 December 2025

Site notice

Posted: 21 November 2025 Expired: 12 December 2025

Press advert

Published: 25 November 2025 Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

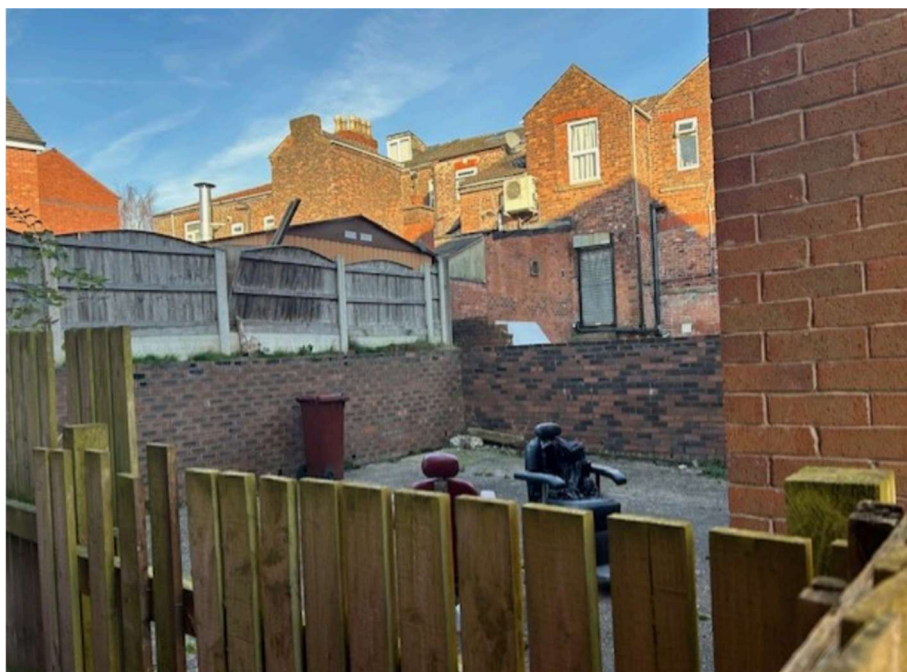
The application site relates to the upper floors of a row of two-storey, terraced properties situated within a commercial parade and occupies a prominent position on the corner of Cheetham Hill Rd and Halliwell Lane. The ground floor is occupied by commercial premises.

The site is located outside the bounds of the district centre, with the host parade effectively forming an extension of the centre which continues in a southerly direction along Cheetham Hill Road.

The two-storey parade (Progress Buildings) to which the site relates contains a mixture of small-scale retail, office and food and drink uses and lies opposite an area of open space (Goldstone Gardens). The rear of the site is largely residential in nature separated by rear alleyway which serves the local business along this section of Cheetham Hill Rd.



View of front of application site



View of rear of application site

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated on the edge of Cheetham Hill district centre which extends along Cheetham Hill Road from Seymour Grove to the north and Woodlands Street to the south.

The immediate area encompasses a wide variety of small scale commercial uses, with residential properties situated to the rear of the commercial parade.

Description of development

Planning permission is sought for the erection of second floor extension and rear dormer, including elevational alterations, to enable roof extensions above No.s 5-6, 7 and 8, and the creation of a one bedroom apartment to the new second floor of No.7. The existing pitched roof serving No.8 is to be extended to adjoin the raised party wall forming the new apartment on the second floor of No.7, raising the existing pitched roof over No.5-6 to join the new pitched / flat roofs over No.7 and the conversion of the existing first floor of No.7 to a one bedroom apartment and self-contained office. The proposal would result in the creation of 2 apartments.

Consultations & Notification Responses

Local Residents/Occupiers – 1 objection has been received from a neighbouring occupier in which concerns are raised in relation to stain on existing drainage infrastructure, exacerbation of existing waste management and litter issues in the area, increased parking demands and the impact to visual amenity due to impact the proposed extensions would have on visual uniformity in the row.

Highways Services - Given that the proposed development will result in an increase in two residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

-Confirmation is requested on the proposed residents cycle parking arrangements.

-The waste management arrangements are acceptable.

Environmental Health – Conditions are requested in relation to acoustic insulation, air quality, construction management and implementation of the submitted waste management strategy.

Planning History

131769/FO/2021

Creation of a restaurant (Use Class E) at ground and first floor level together with elevational alterations and the installation of a flue to the rear. *Approved 14 March 2022.*

121107/FO/2018 (5-6 Progress Buildings)

Change of use of ground floor and basement to form retail unit and safety deposit box centre (Sui generis). *Approved 2 January 2019.*

118089/FO/2017

Change of use from bank (Class A2) to a hot food takeaway (A5) and retail unit (A1) at ground floor with offices (A2) at first floor, together with elevational alterations including shopfronts and new first floor access off Halliwell Lane. *Approved 5 December 2017.*

113902/FO/2016 (5-6 Progress Buildings)

Change of use from bank (Class A2) to a hot food takeaway (Class A5) and storage unit (Class B8) at ground floor level and offices (Class A2) at first floor level together with the installation of new shop front, fume extraction flue. *Refused 21 December 2016.*

109178/FO/2015/N1

Alterations to existing ATMs. *Approved 7 August 2015.*

096472/FO/2011/N1 (8 Progress Buildings)

Change of use of shop unit (Use Class A1) to restaurant/takeaway (sui generis). *Approved 6 September 2011.*

081831/FO/2007/N1

Installation of additional ATM. *Approved 2 March 2007.*

057578/FO/NORTH1/99 (7 Progress Buildings)

Installation of new shop front. *Approved 11 November 1999.*

057204/FO/NORTH1/99

Installation of external ATM. *Approved 16 September 1999.*

026011 (8a Progress Buildings)

Use of former video and pool arcade as a print shop. *Approved 18 February 1986.*

Policy

The relevant policy is set out below.

- Policies SP1, T1, T2, H1, H3, EN14, EN16, EN18, EN19 and DM1 of the Manchester Core Strategy;
- Saved policy DC5 and DC26 of the Unitary Development Plan for the City of Manchester;
- Policies JP-S1, JP-P1, JP-C8, JP-H4 of Places for Everyone Joint Development Plan;
- The Guide to Development in Manchester (SPD) (2007)
- Manchester Residential Quality Guidance (2016)
- National Planning Policy Framework
- Draft National Planning Policy Framework - 16th December 2025.

Issues

Principle

The proposed development is considered acceptable in principle, as it would make efficient use of a previously site and would contribute positively to both local and national housing growth targets.

Policy H1 sets out Manchester's strategic approach to housing growth, identifying a need for approximately 60,000 new homes between 2009 and 2027. This growth is primarily directed towards the north, east, city Centre, and central areas of Manchester, which fall within the Regional Centre and inner-city zones. This strategy responds to Manchester's expanding economy and a population expected to increase significantly over the next two decades. New developments are therefore expected to support this growth strategy by being located in appropriate areas, meeting housing demand, and helping to create high-quality, desirable neighbourhoods.

Policies SP1 and H1 promote the redevelopment of previously used land, particularly in areas with poor-quality housing stock.

Policy H3, which applies specifically to this part of the city, prioritises family housing and other high-value, high-quality developments where viable. However, it also permits high-density housing within or near the Regional Centre, district centres or along routes served by frequent public transport such as that proposed in this case.

This proposal presents an opportunity to diversify the local housing mix in a highly sustainable and accessible location at the edge of Cheetham Hill District Centre which ensures strong connections to amenities, employment, education, and retail facilities.

Further details regarding specific planning considerations, including the impact on the surrounding area and neighbouring properties is outlined further below.

Visual Amenity

The existing roofscape is not homogenous in design and includes different roof profiles and a staggered roofline which drops down in height towards Halliwell Lane and include a dormer to the rear.

The proposed Cheetham Hill Road elevation shows a front dormer, but its visual impact is considered acceptable and its set approximately 2.3 m back from the main front wall of the property and the proposal also includes raising the parapet in front of it, which will further screen it from public view.

The existing pitched roof is already barely visible from ground level. A similar level of obscurity occurs when viewed from the south, across the traffic lights, where the existing roof cannot be seen at all. Whilst the roof alteration would make the new hip over No. 6 visible, it would not be a prominent feature due to its position, set back approximately 9 metres from that elevation, with the hip/ridge junction located approximately 14 m away.

The immediate area includes a wide variety of dormer styles within the immediate area, including the neighbouring terrace to the south. On this basis, it not considered that the proposal would not visually jar with the established character and would not appear out of place in street-scene.

The existing dormer on the hipped gable of the flat at No. 6 is of a poor quality for habitable accommodation. The proposal which includes a front rooflight and the continuation of the rear dormer would improve the standard of accommodation within that unit.

Given that the rear of the host building is itself a rather piecemeal and visually inconsistent, largely unseen from the public domain, it is not considered that the proposed development would have any significant adverse impact on visual amenity.

Standard of Accommodation

The 1 bedroom apartment has an internal floorspace of 44m² and the 2 bedroom apartment measures 61m² which meets with the Council's internal space standards contained with the Residential Quality Guidance. All bedrooms and living rooms are afforded satisfactory natural light. On this basis, the standard of living accommodation is considered acceptable.

Residential Amenity

Given the established mixed use character of the surrounding area, the existing baseline levels of activity, and the site's position adjacent to a busy main arterial route, the introduction of a new residential use of the occupancy proposed is not expected to give rise to any significant or unacceptable impacts on the amenity of neighbouring occupiers in terms of noise, disturbance, or general activity.

Highway Impact

The application site does not contain any car parking within the curtilage of the property and would therefore rely on on-street parking in the locality for any parking demand. This is typical of the area and the application parade in particular.

It is not considered that the addition of two small flats within a highly accessible and sustainable location would result in any detectable impact in terms of trip generation or parking demand.

Highway Services who were consulted during the application raise no objection to the proposal.

To ensure prospective occupiers would have access to a choice means of transport, a condition is included which requires cycle storage to be provided.

Heritage Impact

The application site is located diagonally opposite a Grade II listed former snooker/billiards hall situated to the south-east on the opposite side of Cheetham Hill Road.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest when considering planning applications that may affect them.

Local planning policy reinforces these requirements. Core Strategy Policy EN3 requires an assessment of how new development may affect heritage assets, whilst saved UDP policy DC19.1 aim to preserve and enhance the character and appearance of conservation areas and the setting of listed buildings, respectively. Similarly, Policy JP-P2 in Places for Everyone requires proposals impacting designated or non-designated heritage assets and their settings to be considered in accordance with national policy.

National guidance is provided in Section 16 of the National Planning Policy Framework (NPPF) and draft National Planning Policy Framework (16 December 2025).

In this case, the separation distance between the two buildings, the intervening road, the surrounding commercial context and the proposed building changes which are either at the rear and limited visibility of the proposed roof changes from ground level, the impact is considered less than substantial, with any impact outweighed by the contribution towards the local housing supply and diversity of accommodation on offer in the area.

Waste Management

Sufficient space is shown in the rear yard for bin storage for both the proposed flats and existing ground floor commercial use. Collection can be achieved via the adjoining rear alleyway. Environmental Health and Highways are satisfied with the proposed arrangement. A condition is included to ensure compliance with the submitted waste management strategy.

Climate Change

As the proposal involves a modest increase in residential units within an area that is mixed use in nature in character and does offer any parking provision, it is believed that any impact to climate change is minimal.

The site is situated adjacent to busy main road and transport corridor and as such, it is unlikely that the development would result in any significant or harmful effects on air quality or climate change due to vehicle movements or ongoing activity.

A condition is however included to safeguard prospective occupiers from poor air quality which requires the submission of an assessment of air quality together with any required mitigation measures.

Construction Management

To ensure construction and/or fit-out of the building is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition of the associated approval requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan, bin store location plan and drawings referenced 22/25-01/C (existing and proposed floorplan) and 22/25-02/B (existing and proposed elevations/roof plan), received by the City Council as Local Planning Authority on 7 November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) No development that that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management/fit-out plan outlining working practices during development and demolition shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The units hereby approved shall not be occupied until space and facilities for bicycle parking have been provided in accordance with the details to be submitted to and approved in writing by

the City Council as Local Planning Authority. The approved space shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1,T2 and DM1 of the Manchester Core strategy and policy JP-C6 of the Places for Everyone joint development plan.

6) The development hereby approved shall only be implemented in accordance with the waste management strategy and details shown on the bin store location plan, received by the City Council as Local Planning Authority on 7 November 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

7) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Cheetham Hill Road and surrounding roads / streets shall be submitted to and approved in writing by the City Council as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including
ny local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report shall be submitted to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved as part a) of this condition. The validation report shall also undertake post completion testing to confirm that the internal noise criteria have been met.

c) In the event of any non-conformity with the approved acoustic insulation scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development.

Reason -To secure a reduction in noise from traffic and other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policy DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy JP-P1 of the Places for Everyone Joint Development Plan.

8) a) Prior to commencement of the development, an air quality exposure assessment, together with any mitigation to safeguard local air quality shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development hereby approved, any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Manchester Core Strategy and policy JP-S5 of the Places for Everyone Joint Development Plan.

9) The residential units hereby shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester, guidance contained within the National Planning Policy Framework, and policies JP-S1, JP-P1 and JP-H3 of Places for Everyone Development Plan.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police

10A Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
Rear, 406 Cheetham Hill Road, Manchester, M8 9LE
Front, 406 Cheetham Hill Road, Manchester, M8 9LE
358 Waterloo Road, Cheetham, Manchester, M8 9AB
2 Greenhill Road, Manchester, M8 9LG
12 Halliwell Lane, Manchester, M8 9ER
10 Halliwell Lane, Manchester, M8 9ER
1A Progress Buildings, Halliwell Lane, Manchester, M8 9ER
382 - 388 Cheetham Hill Road, Manchester, M8 9LS
14 Halliwell Lane, Manchester, M8 9ER
Storage Room, 10 , 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
404 Cheetham Hill Road, Manchester, M8 9LE
Flat Above, 9 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
406 Cheetham Hill Road, Manchester, M8 9LE
9 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
4 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
1 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
6 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
8 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
11 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
2 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
3 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
Basement, 8A Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
Flat Above, 406 Cheetham Hill Road, Manchester, M8 9LE
Flat 8, Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
1A Greenhill Road, Manchester, M8 9LN
356 Waterloo Road, Cheetham, Manchester, M8 9AB
396 Cheetham Hill Road, Manchester, M8 9LE
398 Cheetham Hill Road, Manchester, M8 9LE
479 Cheetham Hill Road, Manchester, M8 9LR
402 Cheetham Hill Road, Manchester, M8 9LE
400 Cheetham Hill Road, Manchester, M8 9LE
David Pluck Racing, 481 Cheetham Hill Road, Manchester, M8 9LR
1B Greenhill Road, Manchester, M8 9LN
5 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
10B Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA